

LAND USE PLAN

Introduction

The purpose of the Land Use Plan is to serve as a guide for the location of the future homes, factories, stores, and other land uses of the community and for the municipal facilities which will be needed to serve them. The plan is intentionally general in scope since more detailed studies will be needed before specific development is undertaken. Some of these studies and recommendations for implementing the development plan and for alleviating some of the existing problems are discussed in the final section of this chapter.

Land use plans for urban areas are usually based upon two types of requirements, future space requirements and locational requirements. Space requirements are used in estimating the number of acres of land which will be needed for community development at a given date. These estimates are derived from community population forecasts and are only as reliable as the future population estimates are. On the other hand, locational requirements are used in determining which land areas in the community are most suitable for each given land use type regardless of when such land will be needed or used for such development.

As indicated in Chapter I population forecasts for the Stantonburg community, based upon past trends, are rather pessimistic estimating a population increase of only 150 people between 1960 and 1970 and 300 additional people by 1980. The space requirements which this increased population would likely require by 1980 would only be 43 acres or 80% of the presently vacant land (not including farm land) within the Town.

Rather than limit the land use plan by these space requirements, land use proposals in the plan have been based upon the assumption that the most appropriate locations for the expansion of Stantonburg's residential, commercial, industrial, and other land use areas should be selected, planned, and protected for such future use regardless of the prospective use date. For this reason, location standards have been the principal basis for the land use plan.